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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant	Mr Alan Snowball Atmore Properties Ltd St Johns House Two Queen Two Queen Square Liverpool L1 1RH	Application no.	HPK/2012/0224
		Registered on	19/04/2012
		Determined on	14/06/2012
Agent	Almond Architecture LLP 6 South Bank Oxton Birkenhead Wirral CH43 5UP		

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Proposed New Shopfront to Existing Vacant Shop at 58 High Street West Glossop

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. Notwithstanding any details shown on the approved plans no works shall take place on site until detailed sections showing the shopfront depth, corner post, cill and frame section and detailed door joinery at a suitable scale of 1:20 or similar incorporating dimensions, have been

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Michael Green
Planning Applications Manager

submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

3. Notwithstanding any detail shown on the approved plans no works shall take place on site until detailed designs / sections and samples of materials for the stallriser shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

4. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

5. Notwithstanding any detail shown on the approved plans no works shall take place on site until detailed sections are provided showing the proposed fascia area, depth and finish incorporating details of any works to the first floor facade, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

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Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal an acceptable principle design that will enhance the

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character and appearance of the frontage of the premises, wider town centre retail area and has a positive impact on the wider conservation area.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
GD1 - Sustainability and Development Control
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC12 - Prime retail Frontage
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

(1) This permission relates to the work for the new shop front and does not give any consent for the display of advertisements at the premises. Any signs or advertisements may require consent under The Town and country Planning (Control of Advertisement) (England) Regulations 2007. The applicant is therefore advised to contact the Local Planning Authority prior to displaying any advertisements to check whether consent is required.

(2) The applicant is advised to contact Derbyshire County Council on (tel 01629 580000 and ask for Mr D Nicholson) prior to carrying out any works on site to discuss pedestrian safety whilst the works are carried out.

Plans

The plans to which this Notice refers are listed below:

Location Plan
11.010/02
11.010/03
11.010/04A
11.010/05A
11.010/06A

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Planning Applications Manager

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
(b) Variation to the approved plans will require the submission of a new planning application.

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Planning Applications Manager